

2009 Amendments to the 2005 Connecticut State Building Code
(Effective 1 August 2009)

(Add) SECTION 117 – VACANT BUILDINGS

(Add) **117.1 General.** Temporarily unoccupied buildings, structures, premises or portions thereof, including tenant spaces, shall be safeguarded and maintained in accordance with this section.

(Add) **117.1.1 Abandoned premises.** Buildings, structures and premises for which an owner cannot be identified or located by dispatch of a certificate of mailing to the last known or registered address, which persistently or repeatedly become unprotected or unsecured; which have been occupied by unauthorized persons or for illegal purposes; or which present a danger of structural collapse or fire spread to adjacent properties shall be considered abandoned, declared unsafe and abated or demolished in accordance with this code.

(Add) **117.2 Safeguarding vacant premises.** Temporarily unoccupied buildings, structures, premises or portions thereof shall be secured and protected in accordance with this section.

(Add) **117.2.1 Security.** Exterior openings and interior openings accessible to other tenants or unauthorized persons shall be boarded, locked, blocked or otherwise protected to prevent entry by unauthorized individuals.

(Add) **117.2.2 Fire protection.** Fire alarm, sprinkler and standpipe systems shall be maintained in an operable condition at all times.

Exceptions:

1. When the premises have been cleared of all combustible materials and debris and, in the opinion of the code official, the type of construction, fire separation distance and security of the premises do not create a fire hazard.
2. Where buildings will not be heated and fire protection systems will be exposed to freezing temperatures, fire alarm and sprinkler systems are permitted to be placed out of service and standpipes are permitted to be maintained as dry systems (without an automatic water supply) provided the building has no contents or storage, and windows, doors and other openings are secured to prohibit entry by unauthorized persons.

(Add) **117.2.3 Fire separation.** Fire-resistance-rated partitions, fire barriers and fire walls separating vacant tenant spaces from the remainder of the building shall be maintained.

(Add) **117.3 Removal of combustibles.** Persons owning, or in charge or control of, a vacant building or portion thereof, shall remove all accumulations of combustible materials and flammable or combustible waste or rubbish from such space. The premises shall be maintained clear of waste or hazardous materials.

Exceptions:

1. Buildings or portions of buildings undergoing additions, alterations, repairs or change of occupancy under a valid permit in accordance with this code.
2. Seasonally occupied buildings.

(Add) **117.4 Removal of hazardous materials.** Persons owning, or in charge or control of, a vacant building or portion thereof, shall remove all accumulations of hazardous materials as defined by this code.